



BALANCE • DIVERSITY • VIABILITY • AFFORDABILITY

PRINCETON FUTURE

# COMMUNITY INPUT OPEN MEETING #3, JUNE 4, 2022

NO ONE KNOWS THE COMMUNITY BETTER THAN THE PEOPLE WHO LIVE, WORK AND PLAY HERE! YOU CAN PROVIDE VALUABLE KNOWLEDGE. WE INVITE YOU TO HELP US TO SET THE AGENDAS OF OUR UPCOMING SERIES OF COMMUNITY LISTENING SESSIONS BY SHARING YOUR THOUGHTS TODAY.



# WHAT ARE THE HOPES & DREAMS OF YOUR COMMUNITY-MINDED ORGANIZATION IN 2035?

Saturday, June 4, 2022

5 mins per presenter

Katherine Kish, Board Secretary, **PRINCETON FUTURE**, Moderator

- #1. Housing Initiatives of Princeton, Carol Golden, Past Chair
- #2. Arts Council of Princeton, Adam Welch, Executive Director
- #3. Princeton Community Housing, Edward Truscelli, Executive Director
- #4. The Board of Education, Princeton Public Schools, Brian McDonald
- #5. Princeton Progressive Action Group, Yael Niv, Co-Founder
- #6. Princeton Mutual Aid, Matt Mlezcko, PU Grad Student
- #7. Climate Central, Ben Strauss, President & CEO
- #8. Witherspoon Jackson Historic and Cultural Society, Shirley Satterfield
- #9. Not in Our Town, Linda Oppenheim, Board Member
- #10. Princeton Environmental Commission, Heidi Fichtenbaum AIA
- #11. Walkable Princeton, David Keddie, Co-Founder
- #12. Princeton Housing Authority, Joseph Weiss AIA, Chair of the Board
- #13. Mr. Rogers Neighbors Kindness Project, Blair Miller, Founder
- #14. Princeton Senior Resource Center: Barbara Prince, Board Member

## HOUSING INITIATIVES OF PRINCETON: CAROL GOLDEN



*Dateline June 4, 2035:* HIP announced today that it is dissolving the Housing Navigator position that was created in the Spring of 2022 because the need for the position no longer exists.

The Housing Navigator was a half-time position developed to assist the 6 families HIP had at that point in the Transitional Housing program. The Board had determined that the process involved in applying to and maintaining your status in the 2- year waiting lists for affordable housing was too complicated and ever changing for families to manage on their own.

When the position was created each new family had to fill out, on average, over 30 separate paper applications in addition to the Princeton online application. The paper applications needed to be checked for any spaces left blank, incorrect entries etc, so the application would not be rejected. The Housing Navigator also tracked all applications on a spreadsheet, so the information was captured for follow-up calls. Over the course of the first year 8 new projects came online in Princeton alone and many more in the surrounding towns in Mercer County.

For each new Affordable Housing project that became available the entire process had to be repeated throughout the year.

The risk of making an error, missing a renewal deadline after a year or missing out on new projects was extreme. If you were not eligible and chosen for an affordable housing unit at the end of your 2 -year wait, you would find yourself part of the 26% of all renters in Mercer County paying more than 50% of their income in rent.

Thankfully, over the course of the past 13 years, sufficient Affordable Housing finally became available in NJ, and the creation of the statewide single online application for Affordable Housing has gone a long way to mediate these issues. In 2035 HIP no longer needs a Housing Navigator, and families are moving seamlessly from our Transitional Housing program into long-term permanent affordable housing in the area.



# THE ARTS COUNCIL OF PRINCETON: ADAM WELCH, ED



Unfortunately, the speech that I prepared for the meeting was not recorded. Having been moved by the spirit or mood of the room, the *stimmung*, if you will. That moment has passed but the time is always right to talk about art.

The future of Princeton is bright - resplendent actually. Speaking on behalf of the Arts Council I can see more public art in our future. Art affords us the great possibility to expand our worldview and to understand one another in ways not otherwise possible.

The Arts Council of Princeton is our community's non-profit independent arts organization, driven with the belief that art has the power to change lives. Since 1967, we've fulfilled our mission of "building community through the arts" by offering classes from ceramics to Flamenco, executing favorite community events like the Hometown Halloween Parade and Day of the Dead festival, and providing free programming to everyone in our community, ensuring that all populations have access to the transformative power of creative self-expression. 2022 was particularly exciting as we launched new projects including the inaugural Princeton Porchfest, a new graphic novels club for LGBTQ youth, and prepare for the opening of a brand-new printmaking studio.

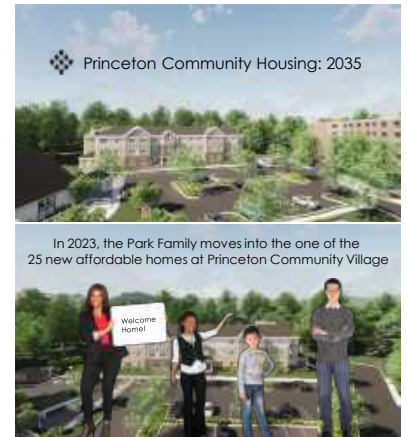
Within our robust public art program, we're proud to offer murals, a Parklet, alley installations, and more for all to enjoy. This year alone, team ACP painted five murals throughout town and launched the Princeton Piano Project, resulting in seven artists transforming upright pianos in their signature styles to be displayed in Downtown Princeton, brightening our streets with color and piano tunes.

*Princeton in 2035 will be a much different town with growing compassion, growing housing, a larger university and a network of innovative public transportation and LOTS of public art!*

# PRINCETON COMMUNITY HOUSING: EDWARD TRUSCELLI



PRINCETON  
COMMUNITY  
HOUSING



Princeton's citizens should ensure that the master planning process encourages diversity in the citizens that comprise the town and that opportunities for people to thrive in Princeton are made possible by a range of housing choices.

## Living in Princeton is a game changer

PCH's dreams are the dreams of our residents. Our slideshow offers a hypothetical example, based on the experiences of real residents, of how PCH's mission, to develop, manage and advocate for welcoming affordable homes, can transform the future of a family and positively impact Princeton.

The master plan should encourage a range of housing opportunities throughout the town, including affordable homes geographically woven into the fabric of neighborhoods where folks can be connected to their neighbors.

We should develop affordable accessory dwelling units as well as intersperse affordable homes in neighborhoods.

PCH also suggests zoning incentives be considered that purposefully incent the development of affordable homes on underutilized municipal properties and in locations near jobs and public transportation.

A range of affordable housing opportunities must be provided in Princeton so that all people (teachers, first responders, and other essential roles) can live in Princeton and help take care of their own community.

These opportunities must happen in a way that respects and is consistent with what citizens determine the physical character of Princeton should be.



2035

Park Family Update



2035

Princeton is, and continues to be a vibrant, inclusive community that is home to persons of all income levels.

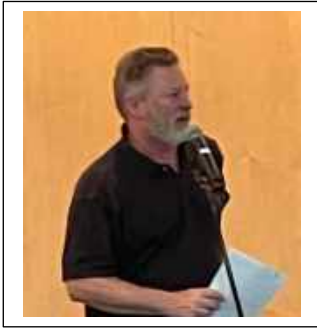
### Mission

Princeton Community Housing provides, manages and advocates for affordable, safe and well-maintained homes, offering all people the opportunity to build more productive and fulfilling lives.

### Vision

We envision Princeton as a vibrant, inclusive community that is home to persons of all income levels.

## PRINCETON SCHOOL BOARD: BRIAN MCDONALD



Good morning, I'm Brian McDonald, a 27-year Princeton resident and active community volunteer.

I'm a member of the Board of Education where I am

- Co-Chair of the Operations Committee (Finance and Facilities)
- A member of the Equity Committee
- A member of the Long-Range Facilities Planning Committee
- A Board Co-Liaison to Town Council and the Planning Board
- The Board Representative on the Master Planning Steering Committee

I'm delighted to be here and I'm very grateful to Princeton Future for their long-standing efforts to engage our community with the basic questions, "What kind of town do we want to be?"... and, "How do we work together to manage change?"

As we embark on a master planning process, I hope that at the top of the list of our "wants" is that we should continue to be a town with outstanding public schools that fulfill our district's mission, which is... *To prepare all of our students to lead lives of joy and purpose as knowledgeable, creative and compassionate citizens of a global society.*

Some say that our public schools are the backbone of our community and I think we can all agree that our excellent schools are one of the reasons Princeton is such a desirable place to live. We are fortunate that we are constantly ranked as having some of the best schools in the state and in the country.

The School District is currently going through our own strategic planning process, which will, hopefully, result in a new plan this fall that will succeed the last plan, which we completed 6 years ago. We are also in the midst of long-range planning for our facilities and hope to have an update for the community sometime before the end of the calendar year.

In terms of visions and dreams for our schools, there are many:

We want them to be safe and welcoming; nurturing and challenging, **we want schools where excellence and equity receive equal emphasis**, we want modern facilities that allow for 21st century best practices in teaching and learning and we want wonderful teachers who embrace our Town's aspirations for education and reflect our diversity.

**Ideally we would have some of our teachers and staff, who total more than 750, living in our town. Forty years ago, many teachers and staff lived in Princeton; today, very few do.**

I'd like to say a few words about growth. Our town has been growing and will continue to grow and that poses challenges for our schools, two of which I would like to highlight:

First, our facilities. Our six schools, which were built between 1927 and 1966, are aging and, despite periodic improvements, are not always well-suited for 21st century teaching and learning best practices, and they are all at or are very close to full capacity.

Second, due to the tax levy cap, as our Town grows, we will need new sources of revenue - beyond taxes - to make sure that we have the financial resources to hire additional teachers and staff, to maintain a broad and rigorous curriculum and to continue to offer rich and robust co- and extracurricular activities for all of our students.

I'll stop here but would like to repeat my hope that our community will retain its longstanding commitment to having some of the best public schools in the State and in the Country.

Thank you.



## PRINCETON PROGRESSIVE ACTION GROUP: YAEL NIV



Princeton Progressive Action Group (PPAG) formed six years ago with the goal of embodying progressive principles in Princeton: inclusivity, equal opportunity, climate consciousness, and connecting the dots between town policy---mostly, zoning---and its impact on the future of our town.

We were not the only Princeton group to form after the 2016 presidential election devoted to “progressive principles,” however, PPAG is unique in its focus on translating progressive policies to the hyper-local level — advocating for progressive land use policies because of the direct relationship between zoning reform and enhanced equity. Zoning is the tool by which a town crafts itself — what it will look like, and who will be able to live in it, and PPAG focuses on making explicit the implications of different zoning practices, and advocating for inclusive zoning that will increase diversity and equity in Princeton.

Our main three areas of advocacy (for which you can find white papers on our Facebook page) are affordable housing, middle income housing, and parking. In our work, we strive to give voice to and represent the interest of a community that is not here today — and is never heard at Princeton Council meetings and other town events — those who would like to live in Princeton, but cannot afford to do so. Our future neighbors.

Because change is constantly happening, we believe that Princeton should steward change and growth rather than try to prevent it. We maintain that a livable, walkable, dense center of town, where people live close to their place of work and shop locally, without need for cars, is an environmentally conscious solution to the ever-growing need for housing in Princeton. We also support solutions that will allow the town to deal with storm-water mitigation, parking, etc., at scale, rather than having piecemeal solutions for each property that make redevelopment and density in many areas all but impossible.



We are proud of the affordable housing plan that Princeton has put in place, and are especially excited about the affordable housing overlay along Nassau Street, which allows individual owners to build housing units with a 20% affordable set-aside. We are happy that Witherspoon Street is becoming more pedestrian and consumer friendly, and are hopeful that bike routes and electric-transmission public transit will be a central part of the new master plan. Finally, we applaud the ADU ordinance that allows our residents to age in place by realizing the potential of their properties, and simultaneously increases availability of small middle-income housing in Princeton.

Of course, it will take years for these ordinances and plans to bear fruit. Moreover, although the ADU ordinance and affordable housing plan are necessary reforms and worth celebrating, they are insufficient if we are to make Princeton a truly affordable, equitable, and integrated place. We need to do much more to address exclusionary zoning practices throughout the municipality, for example, reduce or even eliminate parking minimums (paired with more robust public transit infrastructure), increase building height limits, promote reasonable density throughout the municipality, and eliminate single-family zoning in accord with the changing configuration of families and society (with young people who remain single to a later age, empty-nesters who live longer, and single-parent households, Princeton now has 2.6 people per household, while up to the 1950s a four-child household was common).

When we change the narrative that dominates our housing discourse to a pro-housing, pro-smart-growth attitude, Princeton will truly live up to the values it espouses.

# PRINCETON MUTUAL AID: MATT MLEZCKO



Hello, my name is Matt Mlezcko, I'm a graduate student at Princeton University where I study housing policy. And I'm also a member of Princeton Mutual Aid. I want to start by thanking Princeton Future for hosting this community forum and for allowing me to post a recording of this presentation. I'm speaking on behalf of Princeton Mutual Aid, which is a network of neighbors helping neighbors.

Often, we advocate for the most disadvantaged in Princeton and the surrounding area. So naturally, we care deeply about affordable housing. Which is what this presentation will be about. By most measures today,

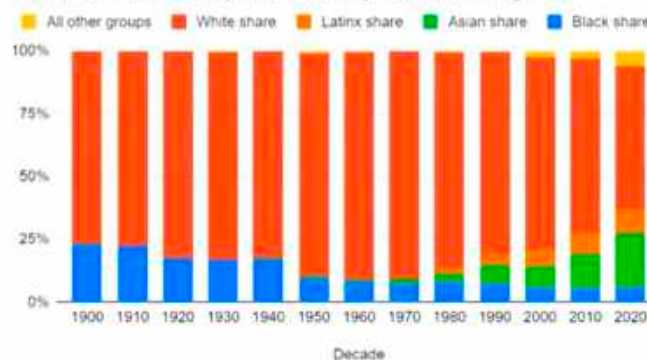
housing in Princeton is deeply unaffordable and deeply inequitable. Average home prices are over a million dollars. Median rents are pushing \$2,000 a month and we have 1000s of applicants on our affordable housing waitlist. This undermines diversity and equity in Princeton. Consider the fact that at the turn of the 20th century, the black share of the population in Princeton was nearly 25%. Today, it's nearly 6%, which indicates a dramatic decline in the black population and Princeton over the past 100 years or so.

## HOUSING IN PRINCETON TODAY

- According to weighted averages of American Community Survey estimates:
  - Median property value: \$1,132,695
  - Median gross rent: \$1,884
- Thousands of applicants on affordable housing waitlists, many more households who would likely move here (or move back here) if housing were more affordable

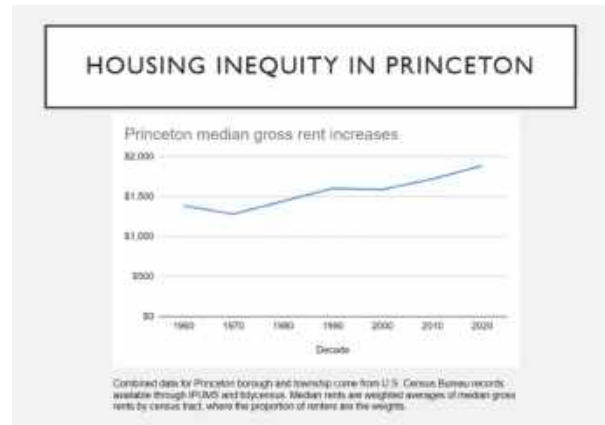
## HOUSING INEQUITY IN PRINCETON

Share of Princeton population by ethnoracial group

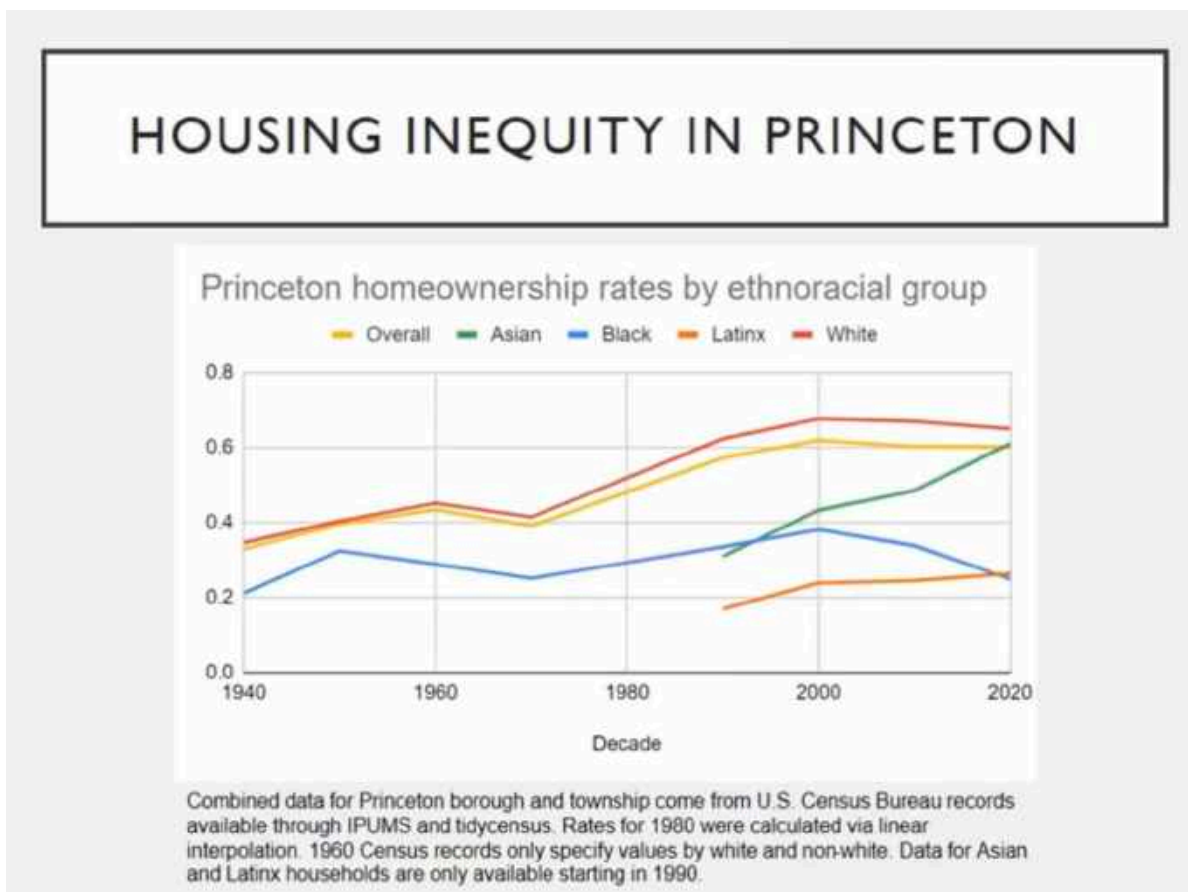


Combined data for Princeton borough and township come from U.S. Census Bureau records available through IPUMS, Social Explorer, and the R package tidycensus.

Over generally the same time period, housing prices have grown considerably, as have median rents.



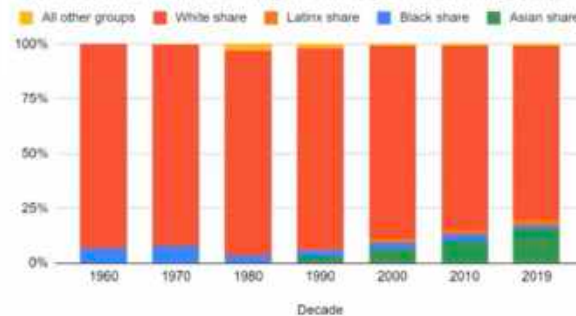
And not surprisingly, this dovetails with substantial inequities, in homeownership rates by race and ethnicity, as well as substantial inequities in housing wealth by race and ethnicity, which is a major component of overall wealth inequality.



This isn't just a problem for the municipality of Princeton. Princeton's metro area by the most recent data is the 17th most exclusionary, the seventh most segregated by race and ethnicity, and the most segregated by income in the entire country.

## HOUSING INEQUITY IN PRINCETON

Share of Princeton housing wealth by ethnoracial group



Combined data for Princeton borough and township come from U.S. Census Bureau records available through IPUMS and Idycensus. Housing wealth was calculated by multiplying median property values by the homeownership rate and number of homeowners, both overall and separately by ethnoracial group. Data for Asian and Latinx households are only available starting in 1990. This methodology was adopted from the following Urban Institute [report](#).

We know that racist federal housing policies are largely to blame for these inequities, and that financial and real estate institutions encouraged and promoted these policies. But we also know that local policies matter as well. Exclusionary zoning has largely picked up where redlining is left off. We also know that non-governmental institutions have played a role in these inequities as well.

And there's evidence to suggest that Princeton University is no exception.

So institutional policies created these inequities. We need institutional policies to correct for them and to build solutions for the future. This goes for all major institutions, Princeton University included.

## FACTORS BEHIND THIS INEQUITY

- Federal policies, particularly racist policies for New Deal programs that were encouraged and promoted by financial and real estate institutions are largely to blame
- Yet, local policies, like exclusionary zoning, matter greatly and have picked up where redlining left off
- Major institutions, like Princeton University, have contributed to these problems as well
  - 1910s: University neglected poor living conditions of Black dining hall employees, instead fired them and replaced them with white employees, who were eventually housed in a new dormitory
  - 1930s: Palmer Square urban renewal project that displaced Black households
  - Today: University subsidizes mortgages for faculty and senior staff, does little for other employees

Now Princeton University is no stranger to affordable housing in the past has advocated for and helped to develop affordable housing, and it continues to do so today. But given the scale of the issue in Princeton, we need to do more, and we need to do more with a sense of urgency.



## WHAT NEEDS TO BE DONE?

- If institutional policies created these inequities, institutional policies will be needed to remove these inequities.
- This goes for all major institutions, Princeton University included
- Princeton University has also demonstrated its capacity to be part of the solution
  - Support of affordable housing efforts, Princeton Community Housing (PCH) starting in 1960s
  - Previously explored developing 1,500 units of low and moderate income housing in the 1970s
  - Has sold and donated land for affordable housing and helped develop affordable housing on its property
- Yet, we still need to do more and with a *sense of urgency*

So, in the interest of doing something bold and something that meets the scale of the problem, Princeton Mutual Aid supports a proposal to donate the Butler Tract of land which is shown here on this aerial map of Princeton.

## BUTLER TRACT



The Butler Tract is a thirty-six acre plot of land that was donated to the University in 1912. In 1946, the University, through an innovative partnership, worked with the Federal Public Housing Authority to build 252 apartments for returning World War Two Veterans who were enrolling in the University. Eventually this housing became graduate student housing until it was demolished in 2015. The land has sat vacant ever since then.

So, this proposal has three parts:

- The first, the university should donate this land for affordable housing construction.

- The second, we suggest that the University should go even farther and donate this land to Community Land Trust, which would own the land and the eventual housing. This would make sure that this housing would be affordable in the long run and in perpetuity.
- And finally, this eventual housing should be prioritized for the groups most disadvantaged by our Municipalities, and this University's failure to provide a sufficient amount of housing for all who want to live and work in Princeton.

Historical evidence suggests that this would be Black households, as well as non-faculty, non-senior staff and retirees from Princeton University who do not qualify for generous University Housing Support.



There are other resources throughout this presentation such as this video that explains the benefit of community land trusts, as well as this final slide provides links to the proposal in more detail, a sign on petition in support of the proposal, and ways to contact me if folks are interested in getting more involved.

 A slide with a white background and a thin black border. At the top, a white box with a black border contains the text "FOR MORE INFORMATION". Below this is a list of three bullet points:
 

- Series in the Daily Princetonian discussing the history of the Butler Tract and the proposal in more detail: <https://projects.dailyprincetonian.com/princeton-butler-tract-housing-justice/>
- Sign-on petition to establish a CLT, donate the Butler Tract, and prioritize this housing for Black households and low and moderate income PJ employees: [https://docs.google.com/forms/d/e/1FAIpQLSczY6RcEPN5X8abHy4P8HZThB7L\\_byh0KdRZyYgPFA/viewform](https://docs.google.com/forms/d/e/1FAIpQLSczY6RcEPN5X8abHy4P8HZThB7L_byh0KdRZyYgPFA/viewform)
- Contact Matt Mieczko for more information ([mmieczko@princeton.edu](mailto:mmieczko@princeton.edu))

 On the right side of the slide is a vertical video inset showing a man with short dark hair, wearing a purple shirt, speaking. The video is partially obscured by a black bar at the bottom.

So, thanks again to the Princeton Future for hosting this. Princeton Mutual Aid. looks forward to collaborating with our community partners on these and other important issues.

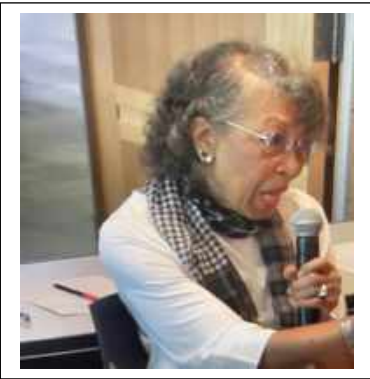
Thank you very much.

## CLIMATE CENTRAL: BENJAMIN STRAUSS, CEO



Video was erased by mistake

## WITHERSPOON JACKSON HISTORICAL & CULTURAL SOCIETY: SHIRLEY SATTERFIELD



I have some 'thank-yous'. I want to thank Mutual Aid because they're the ones who came into our neighborhood and helped during the time of pandemic. I don't know if your name [Matt]. I also want to thank Not-in-Our-Town. I am a part of Not-in-Our-Town-Princeton from the start. They have brought attention to the Lenape Native Americans. This is their land. When you come into Princeton, you're coming into what used to be the Township, and it says Princeton Established, I think, 1683. That's because Henry Greenland, who came from New England, settled here in 1683. After settling in Patterson, he came here and settled in the area where the Gulick House is, going into Kingston. So that's probably why they gave that date because he was the first white man to settle here. But the Native Americans were here long before us and they hollowed out the land between the Delaware River and the Raritan River. It is now Rt 27/Nassau Street, and from Massachusetts to South Carolina ran the Kings Highway and its road markings. So, let's give credit to the Native Americans. [Applause]

I want to thank Fern and Larry Spruill with whom I have been working with committed and faithful students for years, and who want to work for the betterment of our children in Princeton. I want to thank those of you who are part of the Community Housing and the Housing Authority because I grew up in all the old places before they built the Hageman Homes on Clay St.

And, I have a love for all that you're doing to make affordable housing better. And I also want to say 'thank-you' to Princeton Future! When Sheldon, Dr. Goheen and Dr. Geddes started it, they asked me and Albert Hinds come to give a presentation about the history of the African American community in Einstein's Classroom in 2001. And I was one of the first members of the board of Princeton Future. And when we talk about the origins of that Plaza, that plaza has only a little to do with Mr. Reed.

It was designed by Princeton Future and its naming has to do with the fact that I stood up twice at Boro Council to have it named after Mr. Hinds. And those gates, people can see the designs that represent his life. And there's a history behind that. One of the 29 plaques of African American history is there. So, I just want to thank those of you who are here, but my concern is that we don't have enough people here.

When Princeton Future first started, it started with the community. The rooms were

always packed. I'm really concerned that people aren't here to hear what's going on. And then people sometimes complain because they don't care. And I'm also concerned that people in my community are not here, but they have a history of "It is always happened that we talk about what we need to do and, then, you don't do it." So, they still have that mindset. So, we have to get people here who need to be here and to continue this. And I hope that those of you who are talking about the betterment of Princeton are really real and not just doing this just to appease us.

Thank you,



## NOT IN OUR TOWN - PRINCETON: LINDA OPPENHEIM



Thank you to Princeton Future. I'd like to mention other board members who are here today: Ms Shirley Satterfield. Mr. Larry Spruill, Fern Spruill and Ms Miki Mendelsohn. Our vision statement: Not In Our Town- Princeton is a multiracial, multifaith group of individuals who stand together for racial justice and inclusive communities.

Our focus is to promote the equitable treatment of all and to uncover and confront white supremacy, the system that facilitates the preference, privilege, and power of white people at the expense of non-white people, and pits racial and ethnic groups against each other by upholding hierarchies based on proximity to whiteness.

Our goal is to identify and expose the political economic and cultural systems which have enabled white supremacy to flourish and to create new structures and policies, which will ensure equity and inclusion for all. In our commitment to uncovering the blight of white supremacy on our humanity, we take responsibility to address it and eliminate it in all its forms through intentional action, starting with ourselves and our community.

Our dream and hope is that by the year 2035, Princeton will also challenge systemic white supremacy. A Princeton that does so would ensure that there is sufficient and affordable, healthy food, safe housing, accessible transportation, comprehensive health care and education for all its residents, embracing and supporting them in their complete intersectional identities.

We envision a 2035 in which non-white residents are not only welcomed into the culture of the town but that the culture itself transforms to better reflect the array of values and gifts every resident brings. The Princeton Public Schools ongoing efforts to have more representation in the curriculum and other programs is an example of how to do this.

We envision Princeton in 2035 that is a town which will have courageously faced its hard history, in particular, the harms that were done to the African American community and made reparations accordingly. Reparations represent a desire to move forward to a kinder future without ignoring discrimination from the past and in the present.

Our hope and dream for Princeton in the year 2035 is that we will be using restorative justice practices to help resolve conflicts and heal harms. By working to build community and relationships as well as resisting a jump to punishment, we can prioritize personal and systemic accountability for racial bias.

Our hope on entering the Princeton in the year 2035 is for racism to disappear. But since that possibility, is as unlikely in 2035, as it was in 1998, when Not in our Town Princeton was born by representatives of local faith communities. Our hope for Princeton is that we use tools that are available, like the Racial Equity Impact Assessment toolkit that was created by the Civil Rights Commission, with the participation of Not In Our Town, to help review the visible work and programs through a racial equity lens, which can affect every aspect of town life, even which streets get repaired first, or, the hours the pool is closing. The dream will only become a reality with the participation of concerned residents and organizations. Not In Our Town - Princeton is ready to join with others to achieve racially equitable goals. We also invite you to work with us through our monthly conversations and programs. we co-host with the Princeton Public Library. There are examining racism workshops. They work on racial equity through our truth and transformation commitment to drive change in Princeton institutions.

# PRINCETON ENVIRONMENTAL COMMISSION: HEIDI FICHTENBAUM



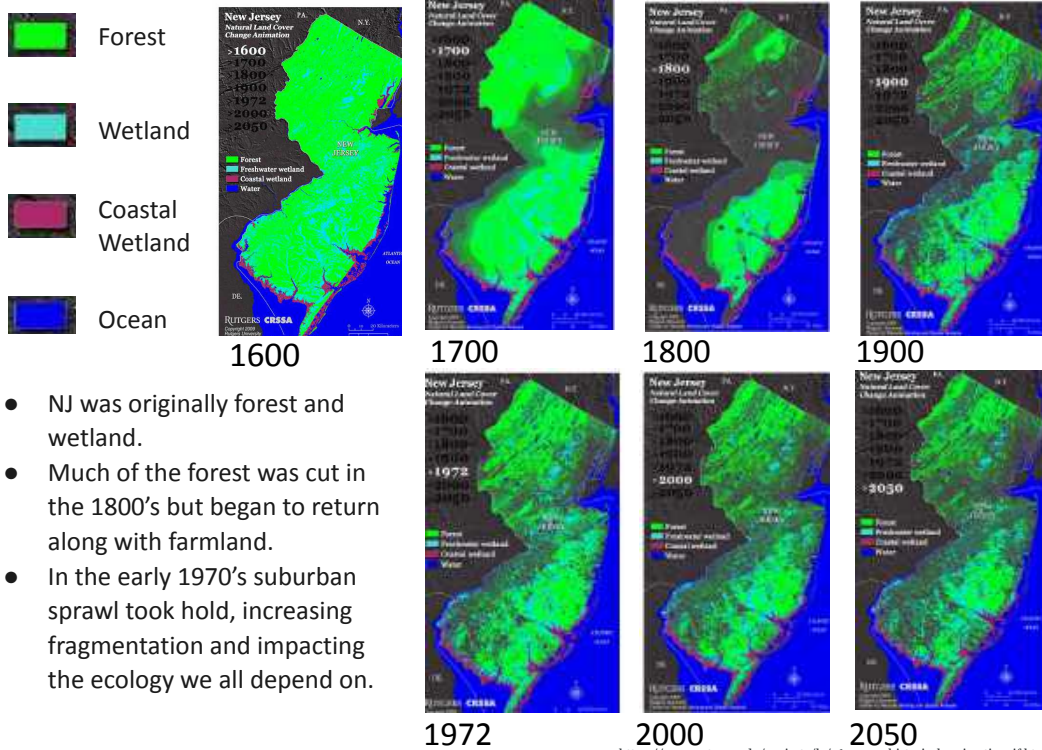
Community Minded  
Organizations That Have A Stake  
In Princeton's Future

An Environmental Perspective  
Princeton Environmental Commission (PEC)

*PEC representation for the June 4, 2022 Princeton Future Event*

Thanks for giving us a chance to talk a little bit about the Environmental Commission. Sort of our questions and our vision. You know, New Jersey was a forest back in the 1600s before Europeans came here, and then when they did, they cleared the land for farming and of all the timber. That took an ecosystem with a lot of eco services and chopped it to bits. It's in the 1900s, it started to come back. And there was some regrowth. But by late 1972-ish, you're starting to see some urban sprawl. And that has continued.

## NJ Land Cover 1600-2050



- NJ was originally forest and wetland.
- Much of the forest was cut in the 1800's but began to return along with farmland.
- In the early 1970's suburban sprawl took hold, increasing fragmentation and impacting the ecology we all depend on.

[https://crssa.rutgers.edu/projects/lc/16002050/historical\\_animationgif.html](https://crssa.rutgers.edu/projects/lc/16002050/historical_animationgif.html)

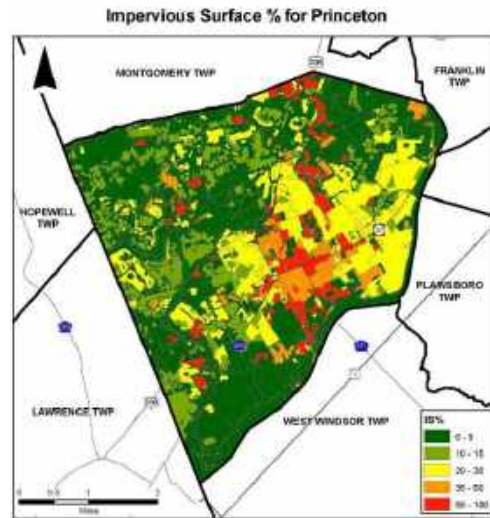
The EPA has divided the United States into regions. We're in Region Two. That's New York and New Jersey.



## Princeton Land Cover 2021

Land use changes have cumulative effects on air and water quality, watershed function, generation of waste, extent and quality of wildlife habitat, climate, and human health.

1. Should we map improvement value to land value to understand if properties are under utilized?
2. What is the ratio of land consumption to population growth in Princeton?
3. Where are the ecologically sensitive and highest eco service properties in Princeton?
4. Where should we try to concentrate future development?



<https://thewatershed.org/wp-content/uploads/2021/04/Princeton-Township-ICA-Report.pdf>

**We are by far the most densely populated part of the country by two times any other part of the country in the United States.**

Over 500 people per square mile. And, the next highest is, you know, 230 or something. And so, it's a real challenge. Not only that, Region 2, the population growth and the land use change, in land use cover, has been changing at twice the rate as the population growth. So, one question that the Environmental Commission has is:

- What has been our population growth, and
- What has been our change in land cover?

We feel that there were a number of questions like that.



## Green Building and Environmental Sustainability Element (GBESE) Adopted June 18, 2020

This PEC developed element of the Master Plan envisions new development and redevelopment that will be:

- Constructed and operated in a green fashion
- Carbon neutral or negative with all energy coming from renewable sources
- Prepared for climate hazards such as extreme heat, flooding, and power outages
- Designed to the appropriate density to support a strong local non-auto dependent economy and vibrant downtown with ample affordable housing
- Encouraging walking, biking or use of public transit to every destination
- Providing clean drinking water and the proper management of stormwater that uses or mimics the natural water cycle
- Supporting a cradle-to-cradle approach to materials and waste
- Preserving open space

The GBESE goals, objectives and recommended actions also reflect Princeton's commitment to social justice, equity, housing options and carbon-free lifestyle possibilities for people of all incomes.





# Master Plan Land Use Element Climate Change-Related Hazard Vulnerability Assessment

Municipalities are required by NJ to consider environmental effects associated with climate change, including:

- Extreme weather
- Temperature
- Drought
- Fire
- Flooding



1. How can our essential services, such as electric and water, be protected?
2. New Jersey's average temperature has warmed faster than that of any other state. How will we mitigate heat island effects?
3. Where is flooding a problem? How will we manage stormwater from more intense storms?
4. How will we prioritize the most vulnerable members of our community?

- Have we looked at the improvement to land/value relationship for under-utilization of properties in Princeton?
- Have we mapped these things?
- Have we looked at the tree canopy in Princeton, and mapped that? And,
- Have we understood that in certain portions of our community, the tree canopy has not been valued.

Very importantly, the tree canopy provides a lot of eco services especially when it starts getting very hot. It provides shade, and it's going to be very important in the future, may look at communities like the historically African American community and the losses that they suffered: the care that has been given to their streets and their tree canopy. There's climate injustice, right?

# Adaptive Use Is A Key to Solving Climate Change

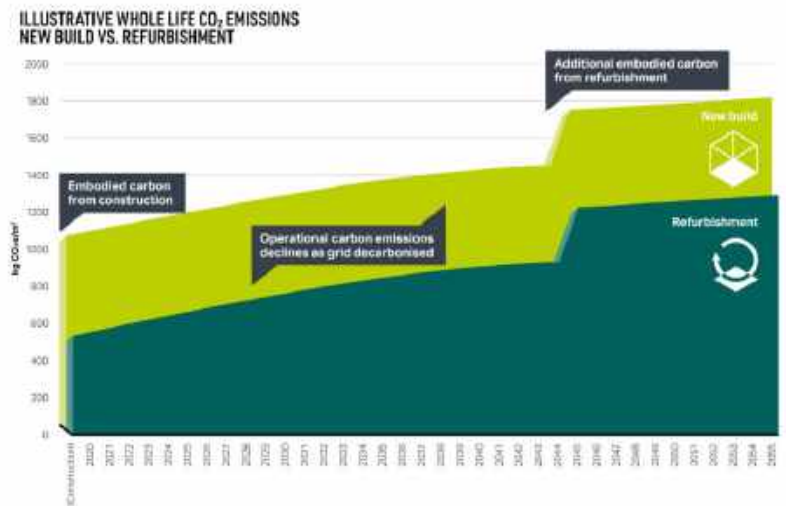
How can we address the massive stock of aging and existing buildings?

A 2012 survey by the US Energy Information Administration found that half the country's 5.6 million commercial buildings-including office, hospitality, education and health care facilities-were constructed before 1980. Two-thirds of the building area that exists today will still be in used in 2050.

Keeping the existing structure reduces carbon footprint and, over the life of a building, renovation can be a better climate investment because it can take 30 years or more to recover the initial embodied carbon from construction.

A deep green renovation creates something resilient and valuable while using a fraction of the materials of new construction.

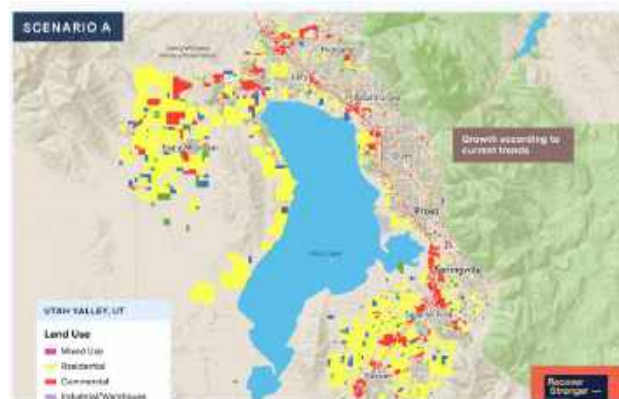
Embodied Carbon and Operational Carbon need to be evaluated across a building's full life cycle when deciding to build new or renovate.



The fact that we're starting to look at Witherspoon Street. We've decided that we can't put the utilities underground and, therefore, the tree canopy is going to be heavily impacted, coming down this main artery that borders traditionally a part of the African American community. What are we doing?

## UrbanFootprint Planning Tool

The Utah Lake Case Study as an example created 5 land use scenarios, measured the impacts and benefits to easily share the results with community members to allow them to decide based on the outcomes.



Scenario A growth trends from the last 20 years would continue.

What are we saying when we do that? Right? So, these are all questions that the Environmental Commission has to face. In addition, we feel that the Master Plan needs to provide a lot more graphic mapping as part of understanding and building consensus about what is needed in our going forward.



Scenario B: Growth occurs in organized, mixed-use centers near high-capacity transportation



Scenario C: Growth occurs primarily westward



Scenario D: Growth occurs primarily southward



Scenario E: Growth occurs primarily as urban infill, concentrated in and near existing communities

The words are pretty, but the words don't tell the story the way graphic material does. We need to come into this century. We have all these technologies and all of these new tools and we need to be using them! Do you know that 50% of commercial space was built before 1980 and two thirds of it will still be with us here in 2050?

The Analysis Modules generates visually-informed, data driven assessments of each outcome area.



At a recent ANJEC [Association of NJ Environmental Commissions] conference, a speaker stood up and said **you know when you find yourself in a hole, the first thing to do is to stop digging.**

## Visualizing the Master Plan with SketchUp

Create a 3-dimensional model of Princeton so members of the community can visually understand what a planning scenario implies BEFORE development applications come to the Planning Board .



Right, so we have dug ourselves into this hole. I have been advocating for a long time: **We must build differently for everything we build new.**

But that's not going to be enough.

**The real impact is going to be with our existing building stock!**

A renovation moves beyond the limitations of current use to create something resilient and valuable. Using a fraction of the materials, renovation is a better climate investment because it takes 30 years to recover the energy investment in first-embodied energy. That's 2050! Renovation also preserves the cultural elements aspects of our community.



There are these new tools. One of them that is very important, I want to introduce to you: It is called *Urban Footprint*.

## Climate-Smart Zoning

Incentivize climate smart building with Net Zero/Green Building Overlay Zones in areas where increased density is envisioned.



<https://www.burlingtonvt.gov/CEDO/DMUC-Zoning>

It's a cloud-based tool. It has marked the use of every parcel of land in the United States. Why is this important? It's important because it can look at very quickly several different scenarios for our town. Utah did do just that. There's a wonderful case study on it. Go to Urban Footprint and look for it.

*It can tell you the future distribution of jobs, across multiple scenarios and measure other metrics like transit access to jobs, walking access to parks, risks, resilience, emissions, water use, energy use.* So, what we need to do as a town is to look into these new tools and begin to use them so that people understand what it is that we could do and **build consensus** and support for how we can work in our community going forward. Thank you.

### Putting the Pieces Together



Embed green building, resilience and sustainability in our Master Plan.

Adaptive use and higher density are important to solving climate change.

Use planning tools that create various scenarios and data driven assessments that provide a legible and transparent guide to building community communication, education and consensus.

Incorporate appropriate zoning changes to insure that the Master Plan vision is implemented.

## WALKABLE PRINCETON: DAVID KEDDIE, CO-FOUNDER



Hi! I started Walkable Princeton back in 2013. I've lived in Princeton as an undergrad but that is a county since 2004. And we live currently my wife and I and our three kids over on 24 Moore Street. And what do we love about Princeton? Christina and I, we love that it's not like the communities we grew up in. What do I mean by that? Like today, I walked here. My wife walks to work. I walk to work. We went to the Garden Theater with our kids to see *Arsenic and Old Lace* on Wednesday. We've walked then. Our kids walk to the fountain. They walk to the park. They walk here, to the library. We live a different lifestyle.

My wife she grew up in the exurbs. Her parents moved here from Korea. She was born into a trailer park but their dream was to own land, you know with a huge house on multi-acre lot. But what did that mean for her? It meant she lived her whole life driving 45 minutes to get anywhere, right? The ex-urban lifestyle. So, when I was an undergraduate in the 90s, late 90s, you know, we were in a different mindset. We were like, "We want to escape suburbia". And so when I moved into town, I was so excited. I love Princeton so much and I just realized Princeton is expensive! I was living in this little apartment on Vandeventer. It had a leak and I don't mean a drip. I mean, like the water poured down and there were gaps between the windows and there was no laundry and I was paying a mint to live in that apartment. Why? I could live on Canal Point. Eventually my wife and I moved out there. When we had our first child. I could live there for less money in a much bigger, much nicer more modern apartment, but I had to own a car.

So, you know that was one motivation. I remember asking Marvin Reed, you know, former Mayor of the Borough, who really spent decades of his life getting this built, right? I remember when this was parking lots, right? Over there, on Spring Street, was another parking lot. And, I remember that fight and I remember just being so shocked because people were, like, tooth and nail fighting for the parking lots. Like, if we build that apartment, that five story apartment building on Spring Street, and if we we build it right here on Hinds Plaza, it will ruin the town. It will overwhelm the schools. It will overwhelm the park! Has it? He was right. Hinds Plaza is a good idea. I thank Marvin for that. That was a good idea.

When I look at that parking lot out there, across Witherspoon St, you know what I see? I see a future apartment building. In 2035, my hope is that that parking lot will be an apartment building, multi-story. Where we won't fight for 20 years. How many units

will it have? And, how much parking are we going to put on site. *Parking doesn't belong on a site in downtown at Princeton.* It doesn't belong onsite. It belongs in parking garages, as we've seen from this development. So parking onsite is just not a positive vision for density. That's the dirty word you know, Ed was referencing the dirty word. I realized when I came to Princeton, I was coming from a generation that the dirty word was 'suburbia'. Suburbia was boring. Princeton is, in fact, the happening place. Right outside my house, on Moore Street, [you know, we're the last free parking space closest to the downtown]. When it's most 'parked-up' is, actually, Saturdays. That's when the parking is greatest because people come into Princeton because what else is happening in Central New Jersey? And then what then what's happening here? I just want to present a positive vision for that.

Driving is easier on Nassau St. than it is in Montgomery or in West Windsor. Because, there, anytime you leave your house, your only choices to drive. Now you may be living a suburban lifestyle, and that's certainly enshrined deep down in our zoning code. And in our town conversations, we need single family homes on large lots. Anything else is harmful. To me that is our that is our narrative.

*I just want to present a positive vision for density.* Sam Bunting and I, who started Walkable Princeton: We call ourselves YIMBYs. "Yes, In my Back Yard]. People were challenging us. We started trying to prevent the downzoning of the Avalon Bay complex, where we're replacing the old hospital. That was our first fight. And people thought for sure we were shills being paid by Avalon Bay. That I was going get the penthouse apartment. I live in a single family home close to Avalon Bay. I don't need Avalon Bay to provide me housing. But people just couldn't believe it. Part of our mission at Walkable Princeton is to cast that vision. *We need more housing if we're going to address structural racism and if we're going to address environmental impact. The only answer, I would put to you, the only answer is a lot more housing. And the best place for that housing is close into town.* There are a lot of people, right now, living outside of Princeton. Driving in and out all the time weekends and weekdays who would rather live in a small apartment. There a lot of people here who are single householders, their families with no kids, they are retirees: they'd rather live in a half-mile walk of where we are, right here in this room, but they can't afford it.

So, when we think about the future, let density not be a dirty word. Thank you.

## PRINCETON HOUSING AUTHORITY: JOSEPH WEISS AIA, CHAIR.



Thank you for having us here. My name is Joseph Weiss. I'm the Chair of the Princeton Housing Authority and I'm also a community member for 30 plus years. Princeton Housing Authority has been around a long time, actually since 1938. We are a HUD agency. All of our housing was initially constructed or mostly funded and controlled by the Federal government. And that created a lot and creates a lot of constraints on how we operate. But we have 236 units on five sites. **Redding Circle**, which is kind of our main site, has 40 Family units and 60 Senior units. **Hageman Homes** [aka Clay Street], everyone probably knows that, right off of Witherspoon St., has 50 family units. And Lloyd Terrace, also known as **Spruce Circle** has 50 Senior and Disabled units. There's **Karin Court**, which is kind of tucked away off of Alexander Road by the Graduate Housing. We have 16 family units there. And finally our oldest units, **Maple-Franklin**, where there are 20 family units under HUD for most of our history.

We're pretty much devoted to operating and maintaining the housing that we have and we have been relying on annual contributions from HUD to do that. Those annual contributions are really constrained by the political process. Often, we're really just barely able to make ends meet for most time, as there are not any new federal housing programs. And, we are not really able to expand the reach of our affordable housing. We are overseen by a Commission of seven commissioners. There's another commissioner here today, Ms Linda Sippelle. We have a part-time executive director and he oversees five staff.

Things are really about to change! And we're really excited about that. And since this meeting is about the future, I think it's a really good time to be here. We recently changed our contract with HUD so we are currently what's known as a RAD [Rental Assistance Demonstration] contract. HUD is great with acronyms.

Basically, what that means, is instead of getting an annual contribution where are all of our housing units are subsidized on a monthly basis. Now, more importantly, *we are now able to leverage the land that we own and the units the properties that we own.* We can take out loans if we want. And, we can then expand our reach. That is really our mission right now: to do two things.

1. To improve the housing that we have, which is, as you know, some of it dates to Maple-Franklin dates to 1938. So, it's really old and it's pretty substandard. So we have a lot of work to do just in upgrading our current facilities.
2. And to do that we need resources, mostly financial resources, but and we're now recently able to leverage our property to tap into different forms of resources in conjunction with that. We are just now starting to form what's called the **Princeton Housing and Community Development Corporation**. And this is we're really excited about this because this is going to be a kind of a nonprofit arm of the Princeton Housing Authority. Previously we weren't really able to do this.

But now given the change in our structure, with time, we're now able to raise money, funnel that money in to improve, renovate, rebuild some of our housing that we have. And that is our focus right now. In addition to of course providing housing and supporting our community members, to the greatest extent possible, with social services and tapping into all the great community services that exist here in Princeton.

The most important thing that's happening with us right now is the formation of the Princeton Housing and Community Development Corporation, which is literally maybe a few weeks away from its formation. And our first project is going to be the redevelopment of Maple and Franklin. Many of you may have heard of that. We want to replace those housing units with 160 new units, a 50-50 mix: 50% market rate with 50% affordable on that site in conjunction with the Town of Princeton.

Thank you very much.

## **PRINCETON FUTURE: KATHERINE KISH, Moderator**



One of the exciting things that you all may have participated in earlier: We had a wonderful team of 10-12 local, volunteer architects working on this site with Princeton Future, the Princeton Future Design Team. They prepared visions for the Franklin Avenue Site over the 5-6 months prior to its October 3, 2020 presentation to Princeton Council, led by Tony Nelessen and moderated by the Mayor. It's so exciting to hear that it's moving forward. Some real excitement, and maybe groundbreaking, one day soon!



## NEIGHBORS KINDNESS PROJECT: BLAIR MILLER



We were formerly known as Mr. Rogers Neighbors Kindness Project, which was kind of a mouthful. So, we've since dropped off the name of Mr. Rogers, but are still using him as an inspiration and as an ambassador of kindness. And now we're known as Neighbors Kindness Project. For those of you who don't know our organization, our mission is to give local residents a chance to add on meals and products for neighbors in need. We are encouraging customers at local businesses who have money to add on and pay for products to donate to these neighbors in need. Inherent in this business model is: We are fighting food insecurity and We're also increasing revenues and employee retention rates at those local businesses. We brought in \$350,000 our first year helping over 35 local businesses.

And then we are helping over 2000 families in Princeton, where we distribute these goods, these paper products for free. But again, inherent in this business model is or addressing income inequality because there's a huge wage gap. A lot of people don't know on Library Place, you can stand in front of a \$3 million home. You can walk a few blocks away and be in affordable housing.

So, something that I really care about is the opportunity of bringing people together. It's something I've always cared about. I worked for Ralph Lauren, actually, when I was in college, right here in Palmer Square. I have lived here for 16 years. I learned a lot about sales. How to increase... push the needle in revenue. And there's sort of this negative view on for-profit entities, something I'm really passionate about: How to invite for-profit entities to help non-profit entities and the community. Currently, I'm studying social impact consulting at Georgetown. And what I'm really passionate about is on a bigger level, how can we use our untapped resources in this talent? How can we bring companies and financial institutions like BlackRock and other big corporations to help our housing crisis, to help her neighbors in need and to shed light on this huge wage gap that's in our community, a lot of people don't know about?

And I, having lived here for 16 years, something that's really heart-wrenching for me as walking by and seeing all of these businesses, especially as a result of the pandemic, gone black. And, their employees, some of whom are now our neighbors in need. So how can we really help our local businesses and that's something that we want to continue the Neighbors Kindness Project, but we also want to do it on a larger scale. So in 2035, we see ourselves, my team, really bringing together corporations,

getting money and using that money for good. And as to the work I'm doing at Georgetown, the things we're learning is these corporations, these made a multi-billion dollar companies, are 'committed', quote, unquote, to diversity, to equity inclusion, to social impact. But, really what we've been finding from our research, research, it's more about the 'brand awareness' than the true commitment. So how can we really take their money and do good? How can we really take their money and help our neighbors? How can we connect people with money and people who don't have money?

I think a lot of that has to do with empathy, building trust, listening and things like that. So, thank you so much to Sheldon and Princeton Future for giving us an opportunity to hear voices. If we can continue to let other people talk and to hear people in need as well. I think that's really important.

Thank you.

Thank you.

## **PRINCETON FUTURE: KATHERINE KISH, MODERATOR**



Have you noticed that McCaffreys in the Shopping Center has had little brown bags near the checkout? And, it would say you know, this bag is \$9, or this bag is \$12. And what it is, it is food that that can, then, be distributed. In other words, you're paying it forward. So, it's an extra little bit of money that you leave to buy food for another family in need. A lovely, lovely gesture and makes us to were continually aware of how many people need things as basic as food.

## PRINCETON SENIOR RESOURCE CENTER: BARBARA PRINCE



I'm Barbara Prince. I've lived in this community for over 40 years. I was on the School Board. I've worked for non-profits, Princeton University and other educational institutions. And I'm currently employed as a fundraiser at Princeton Senior Resource Center. Unlike most senior centers, and most municipalities across the United States, who are required to provide services for seniors. In most cases, that funding comes through municipal tax dollars, either through the recreation department, health department or sometimes the housing department. In the case of the Princeton Senior Resource Center, we receive about currently about 16 to 17% of our annual budget through municipal tax dollars.

The remaining 80% percent is raised through either court fees, grants that I write from BlackRock and Bloomberg and other corporate partners in the area, and from fundraising. And, from partnerships, we run a lot of programs in partnership with the Princeton community, the Library. One of it's fabulous programs on Mondays is *Princeton Reads*. Really excellent. We also have had programs on the African American presence in the Sourlands. We had 39 classes, approximately one per week are being attended by about 12-1400 seniors, for their caregivers, every single week. We provide, unlike other senior centers, we provide social services. We do that a lot in tandem with the Princeton Housing Authority and Princeton Community Housing. We have social workers that are on staff at Spruce Circle & Redding Circle, and soon to be hopefully at the Pearl Center for all housing issues going up on Terhune. And one of the reasons that it's really, really important to have a senior center in a community is over 90% of seniors across the nation wish to remain in their homes until they die. They don't really want to go to a nursing home. They don't really want to go to senior housing, which is abundant in this community throughout. But that isn't always possible. It's also really important for those who aren't seniors but are caregivers. I realized that in my own life. I've been in caregiver a number of times and will probably be a caregiver in my life. It's exhausting to be a caregiver and Princeton Senior Resource Center provides a lot of that. A lot of that importance is to bring in all of these community resources. What is it that the community has that we can avail seniors for either no cost or variable costs?

One of the really phenomenal things that PSRC did is that within two weeks of the pandemic, closing most of our buildings, homes, stores restaurants in March of 2020, Princeton Senior Research Center had 50% of its classes up online.

And, the only reason that we could do that is it for the last 10-12 years. We've been teaching seniors how to use computers, how to get the information on your phone onto your computer, how to stay in touch with your grandchildren, and, now, to Zoom with everybody across the world. How to use your medical portal. How to do online banking. I never had to do online banking before 2020. I don't know maybe I was really behind the times, but it's now part of our lives. We incorporated it and we were able to maintain our attendance records and our levels almost entirely online through the last few years.

It is vital that we made sure that seniors needs are met. *We need our sidewalks, for those who are interested in Walkable Princeton, should not be four feet wide. They should be six feet wide. That's the nation's standard. That means that you can ride a bike and have two little kids walking at the same time on the sidewalk.* I noticed because I live near a school. And I see kids riding all the time in a street and cars zooming away and it's really important that we have mass transportation and we want to thank this community because the Muni bus which had been the market is actually coming up to our new center which is on Poor Farm Road, 101 Poor Farm Road. It's sort of at the intersection of Princeton Avenue and Bunn Drive where that little tiny cross street is, that's Poor Farm Road. We have the municipal buses coming up there and we also assume as I found out, we're hoping that Mercer County Transportation will actually run it's a 605 bus. But we also we recognize it that it's incredibly important that not everybody drives. We also run the Crosstown Service, which provides vouchers at \$3 for people who don't drive to have taxi service throughout Princeton. So thank you very much. And thank you for having this meeting.

# Q & A

## PRINCETON FUTURE: KATHERINE KISH

Barbara reminded us how important transportation is for people of every age in this community. And, we really need to think about being smarter and walking more. So, with that, we have a few minutes for some questions and hopefully some answers.

## DAN CHAMBY.



I am a 28-year resident of Princeton. Our children go to schools here. Joseph. Some of the conversations this morning have been about increasing housing density. I am wondering...you have you mentioned the properties that Princeton Housing Authority manages... Is there scope to increase density on some of those properties perhaps?

**JOSEPH WEISS.** Yes, absolutely. Absolutely with others. It's a really good question. And, actually, starting with our first project, Maple-Franklin, currently has 20 units. And, then, adjacent to that property. This is the corner of Witherspoon and then Franklin, Franklin Avenue. And, so there's three adjacent properties. The first on the corner has 10 units, that's called Maple Terrace. And then the next property has 10 more units. That's called Franklin Terrace. And, then, adjacent to that property is that big empty parking lot. That was formerly a parking lot for the hospital. now owned by the Town of Princeton. And right there, I mean, those three properties are put together. It's about a 2.6 acre site, and, we want to put 160 units of housing on that site, you know, not all of that would be affordable housing. And that's an important consideration, like what's the appropriate mix of housing. *And, we want to move towards a model where the affordable housing is more integrated with market rate housing. We think that's a better model. And I think there are many people who agree with that. It'd be a 50-50 mix.* That's the plan for the project with affordable units, and, then, market rate units on that site. So, that's the first one. But, then, many like Redding Circle, there's a lot of land there, and, there's a lot of opportunity. We just, you know, we're just getting going, but that's definitely in the cards to do: to increase the density and increase our housing stock. Because, you know, I think with zoning is one approach, probably taking up too much time. Zoning is one approach, but I think the most effective approach is to just build affordable housing. And I think we're very well positioned to do that. And that's what we intend to do.



## **PRINCETON FUTURE: KATHERINE KISH**

You know, one of the things that planners say which I think is just a wonderful way to express it is *parking lots are land banks*. Think about parking lots as places that can be used in a much more effective way. So, other questions?

## **PRINCETON FUTURE: SHELDON STURGES**

I'm just going to make a comment about Spruce Circle and many of your other properties. Rehabilitation on those sites is *really critical*. This could become, just to be a little dramatic, a \$100 million project. The land is there. And these units are *very old*. Clay Street is old. The town needs help.

## **PRINCETON FUTURE: KATHERINE KISH**

That's why our mapping exercise that we did last time by Princeton Future was so important and will be so important and you'll see the outcome of the results of that in the fall. The idea of looking at the town in a new way with new eyes was one of the reasons we wanted to be here today with you.

## **ENVIRONMENTAL COMMISSION: HEIDI FICHTENBAUM**

So, I'm sorry that I was a little bit late. But I was really happy to see that there's so many people here. You know to hear what everybody had to say and their stories. My real concern is that there's a process happening in the town with a consultant right now that's going to drive our Master Plan. And even though our master plan is just sort of a guidance, I think it's really vital that the Master Plan reflect everything that's being said in this room today.

And, so, my question is, how do we engage more directly with that process? How do we all end up in that room with those consultants and with the people who have been appointed to work with those consultants? Now, I attended the first online meeting but there is no ability for anyone who's not in that little close group to make a comment, even though I had questions, so how do we do that?

## **PRINCETON FUTURE: KATHERINE KISH**

To your point, one of the advantages of having these sessions recorded and Chuck is here taking pictures of all of you as you speak, is that this recording these videos will also go into a book, which will be available online as the last one of our March 5 meeting is. And, those of you who have PowerPoints that we were not able to do today, please make sure that Sheldon gets those PowerPoints because we will include those in the in the proceedings of this.

## ELLEN GILBERT.



I just wanted to... I'm Ellen Gilbert. I've lived here 35 years, and my point speaks very much to Heidi's point. There was a letter in last week's *Town Topics* signed by Louise Curry Wilson, Chair of the Planning Board, and Tim Quinn, Vice Chair of Planning Board and Chair Master Plan Subcommittee. I was hoping that Princeton Future would respond to it. But since you didn't, now I'm going to put it to you hear. The letter says *"...to avoid any potential confusion that people organizations, institutions and businesses of Princeton should understand that the upcoming quote, community master plan listening session hosted by the private nonprofit Princeton Future is not part of the municipal master plan, update process"*. And in the next paragraph, they say, again, *"...the process of developing the community master plan is the responsibility of the publicly appointed members of the Planning Board, not Princeton Future"*. So I would love to know how you respond to that.

## PRINCETON FUTURE: SHELDON STURGES

The Master Plan should be a product of the people of Princeton. Louise Wilson came to our first Community Input Meeting, along with the senior member of the Planning Staff, the very friendly Justin Lesko. She made very carefully-prepared and thoughtful introductory remarks. She welcomes our input, and we have had a friendly exchange. We invited her here today. She's up in Boston and cannot come. Basically, Princeton Future has been a can opener. That Square, outside this window exists because the people spoke. The Mayor understood that the participants in our meetings are voters. They liked Princeton Future's plan. And, the Municipality built it. The result: the people love it. It can happen. It's hard, hard work!

## PRINCETON FUTURE: KATHERINE KISH

This is the work of Princeton Future and I'm so glad you put your finger on it. And, you know, as with all politicians across the country, sometimes they don't want to hear what the people really do think. But it's very important for us to keep our voices present and make sure, as you suggested, that we get the proceedings of meetings like this and other meetings that we will have in the future to the people who oversee how the hopes and dreams of Princeton residents are woven into the new Master Plan.

## **PRINCETON FUTURE: KATHERINE KISH**

We want to thank Shirley for being the historian and the voice of Princeton's wonderful past, and... sometimes its less wonderful past.

## **PRINCETON PROGRESSIVE ACTION GROUP: YAEL NIV**



In hearing everybody speaking here today, it's very clear to me that many of us think the same way and have the same ideas for where Princeton should go to the future. What I was asking myself was, why is that not easy? What are the impediments? And I just wanted to encourage you all, following up on what Shirley said here, to go to Council Meetings. That's a place where we can be heard. Council Members do listen. Many of the Council Meetings these days are on Zoom. So, it's easy to go and speak up and the public does speak up. But not all voices are equally represented there. And I think the majority is not heard. I was saying before that the people we are really worried about are the people who don't live here yet. We're also worried about the majority of people who live here and are not heard. And I think there's a majority that would support what we heard in this room. And so what we wonder about at PPAG a lot and I don't have answers, and I'd love to hear ideas from the organizations here, is how can we reach out more to the public, and really understand what the majority of Princetonians think.

## **PRINCETON FUTURE: KATHERINE KISH**

You know, maybe that's something that we can look at. Hopefully all together. You've all met each other this morning. Please feel free to exchange information. Think about how you might work along with another organization whose mission is very similar to yours. There is power in being together. There is real power, and there's real power in speaking out and that's one of the reasons we also publish our proceedings regularly. So check our website. Know that we are here. We will not be meeting over the summer, but we will be meeting again in the fall.

Tony Nelessen, our wonderful board member here, led the visioning process that we did with the maps last month I think and that data that is developed out of those maps that maybe some of you participated in, is being put together and will be ready for presentation in the fall when we all come back in in September. So, I encourage you to as soon as we announce that date put it on your calendars. Come back, be a regular for these meetings, because this is a very good place to be heard and to meet people who are trying to achieve some wonderful things for the community, for the region, for the state, for the country. This is Tony Nelssesn, one of our wonderful planners and architects.

## PRINCETON FUTURE: TONY NELESSEN



First of all, thank you all for coming. It was interesting taking notes this morning, that so *much of the focus was on housing*, which I thought was really quite remarkable. But you know, in all deference to what's going on, and Louise's letter, which I found extremely offensive. Right now, they're a bit insecure about where they're going. But this Master Plan requires that ***there has to be public input***. There has to be public input. And, so I think it's really important that we stay abreast of what they're doing, because sooner or later they're going to come out of closed session, and they've hired a firm to be able to do the public relations. And I think, at that point, not only is Princeton Future, but every one of these really extraordinary organizations who was here this morning, needs to stand up and talk about the things that they talked about this morning. If they're not going to listen to us, then we've got to go to them. That's pretty clear. I believe that they have to have these public meetings. How much they'll listen? That is something else again. But this is our community. We are the folks, I think, who are the ones who are most concerned. I think the ideas here were extraordinary, but you're going to have to be very careful and be alert and we'll hope that that anytime there is a public meeting on this Master Plan, we attend.

And, we attend en masse. And we talk about the things that were talked about today: over and over and over again until it drums it into the head of Clarke Caton & Hintz that that THIS is what THIS town wants. It's pretty clear that that's what we have to do in the future.

## PRINCETON FUTURE: KATHERINE KISH



Ask questions! Speak up! Participate!

## PRINCETON FUTURE: SHELDON STURGES



The one thing that I would say is that a Master Plan does inform the procedure that is very important to the future of the town and that's our Zoning Code. If we can create a set of *incentivized zoning regulations* that steer the community in what, we will be hoping, is in a better direction, then that's what we ought to be fighting for. The zoning matters. The Master Plan comes first. ***Inclusion and sustainability are on the table.*** As well as **fairness**, as well as good relations with our large neighbor over there.

Be informed, participate.

## PRINCETON FUTURE: KATHERINE KISH

Have a wonderful summer everybody.  
Thank you so much for coming this morning.